

Prepared by and return to:
 Hugh H. Armistead
 Attorney at Law
 P.O. Box 609
 Olive Branch, MS 38654
 (601) 895-4844

STATE MS.-DE SOTO CO.
 FILED

Dec 6 10 36 AM '96

BK 309 PG 646
 W.E. DAVIS CH. CLK.

PAUL L. GROSS, ET UX,

GRANTORS,

TO

WARRANTY DEED

ROBERT E. BRAUER, ET UX,

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, **PAUL L. GROSS and wife, TERESA L. GROSS**, do hereby sell, convey and warrant unto **ROBERT E. BRAUER and wife, PATRICIA J. BRAUER**, as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land lying and being in **DeSoto County, Mississippi**, described as follows, to-wit:

A Tract of land being part of the Northeast Quarter of Section 29, Township 2 South, Range 6 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at an iron pipe found at the Southwest corner of the Northeast Quarter of said Section 29; thence North 89 degrees 40 minutes 41 seconds East a distance of 1802.45 feet to a point; thence North 00 degrees 04 minutes 46 seconds West a distance of 1800.50 feet to a point; thence North 89 degrees 40 minutes 41 seconds East a distance of 450.00 feet to the point of beginning for the following tract; thence North 00 degrees 04 minutes 46 seconds West a distance of 765.18 feet to a point on the South line of Bethel Road (80.00 feet ROW); thence South 89 degrees 45 minutes 17 seconds East along the South line of Bethel Road a distance of 156.56 feet to an iron pin found; thence South 02 degrees 26 minutes 59 seconds West a distance of 229.73 feet to an iron pin found; thence South 89 degrees 45 minutes 13 seconds East a distance of 188.78 feet to an iron pin found on the West line of Ross Road (80.00 feet ROW); thence South 00 degrees 54 minutes 15 seconds East along the West line of Bethel Road a distance of 332.30 feet to a point; thence South 89 degrees 40 minutes 41 seconds West a distance of 200.01 feet to a point; thence South 00 degrees 54 minutes 15 seconds East a distance of 200.01 feet to a point; thence South 89 degrees 40 minutes 41 seconds West a distance of 142.84 feet to the Point of Beginning and containing 4.03 acres.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to the restrictive covenants of said subdivision; and to any prior reservation or conveyance, together with the release of damages of, minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, and under subject property.

Taxes for the year 1996 are to be prorated and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 5th day of December, 1996.

Paul L. Gross
PAUL L. GROSS

Teresa L. Gross
TERESA L. GROSS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 5th day of December, 1996, within my jurisdiction, the within named PAUL L. GROSS and wife, TERESA L. GROSS, who acknowledged that they executed the above and foregoing Warranty Deed.

[Signature]
NOTARY PUBLIC



My Commission Expires: 8/23/99

Grantor's Address: 7162 Maplewood Road, Olive Branch, MS 38654
Home # (601) 895-2548; Work # (601) 895-2546

Grantees' Address: 593 Lee Creek Road, Byhalia, MS 38611
Home # (601) 851-4236; Work # (901) 795-6510-7216